

165.A

0005

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

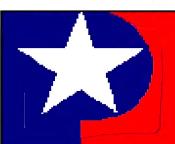
392,400 / 392,400

USE VALUE:

392,400 / 392,400

ASSESSED:

392,400 / 392,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-53		APPLETON ST, ARLINGTON

## OWNERSHIP

Unit #: 3

Owner 1: PRYGODA STEPHEN

Owner 2:

Owner 3:

Street 1: 53 APPLETON ST #3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

## PREVIOUS OWNER

Owner 1: KENNEY KRISTEN -

Owner 2: -

Street 1: 53 APPLETON ST #3

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7132																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	392,400			392,400		199331
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

PREVIOUS ASSESSMENT								Parcel ID	165.A-0005-0017.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	392,400	0	.	.	392,400		Year end	12/23/2021
2021	102	FV	382,100	0	.	.	382,100		Year End Roll	12/10/2020
2020	102	FV	376,900	0	.	.	376,900	376,900	Year End Roll	12/18/2019
2019	102	FV	355,900	0	.	.	355,900	355,900	Year End Roll	1/3/2019
2018	102	FV	317,300	0	.	.	317,300	317,300	Year End Roll	12/20/2017
2017	102	FV	262,100	0	.	.	262,100	262,100	Year End Roll	1/3/2017
2016	102	FV	223,400	0	.	.	223,400	223,400	Year End	1/4/2016
2015	102	FV	219,500	0	.	.	219,500	219,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY KRISTEN,	71412-70		8/1/2018		410,000	No	No		
BROWN CAREY,	65848-485		8/3/2015		285,000	No	No		
BROWN SUSAN W	45401-415		6/15/2005		315,000	No	No		
RUANE DONNA	30424-365		7/15/1999		177,000	No	No		
SANFORD ROSE	27686-61		9/19/1997		157,900	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/9/2019		SQ Returned								JO	Jenny O	
9/5/2018		Measured								DGM	D Mann	
5/6/2000										197	PATRIOT	

Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:	2 - Clapboard	10 %
Roof Struct:	1 - Gable	
Roof Cover:	2 - Slate	
Color:	YELLOW	
View / Desir:		

### BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

### COMMENTS

CONDO CONVERSION 1997, Building Number 1.	

### SKETCH

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 1

### GENERAL INFORMATION

Grade: C - Average

Year Blt: 1890 Eff Yr Blt:

Alt LUC:

### CONDO INFORMATION

Jurisdict:

### DEPRECIATION

Const Mod:

Lump Sum Adj:

### INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wal: 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Bsmt Flr: 12 - Concrete

Subfloor:

Bsmt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 5 - Steam

# Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

### CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 0.97371608

Adj \$ / SQ: 400.928

Other Features: 83750

Grade Factor: 1.00

NBHD Inf: 1.04999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 439872

Depreciation: 47506

Depreciated Total: 392366

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 420.97
Special Features: 0		Val/Su Net: 469.38
Final Total: 392400		Val/Su SzAd 469.38

### SKETCH

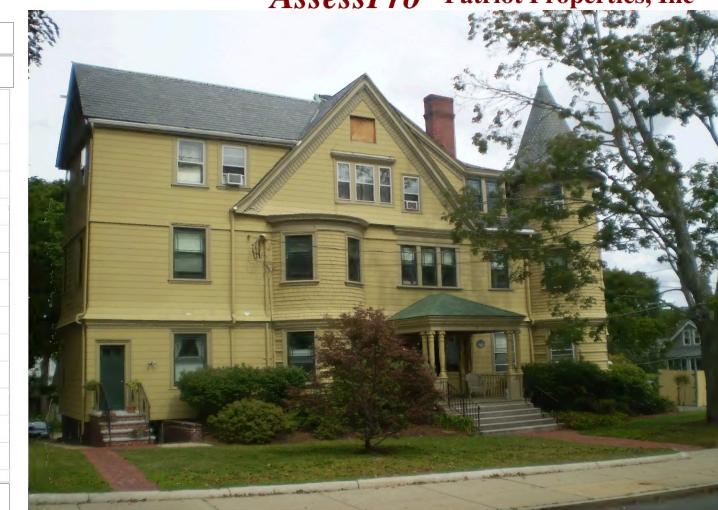
### RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	3	1	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	836	400.930	335,175						
Size Ad	836 Gross Area	836	836 FinArea	836						
Net Sketched Area: 836 Total: 335,175										

### IMAGE



**AssessPro Patriot Properties, Inc**

### MOBILE HOME

Make: Model: Serial # Year: Color:

### SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID** 165.A-0005-0017.0